087.0	0006	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,100 /	693,100
					USE VALUE:	693,100 /	693,100
					ASSESSED:	693,100 /	693,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STIRLING SCOTT M
Owner 2:	STIRLING SHEELAGH A
Owner 3:	
Street 1:	48 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUGHES EILEEN P -
Owner 2:	LIFE ESTATE -
Street 1:	2 MASON ST
Twn/City:	HUDSON
St/Prov:	MA Cntry:
Postal:	01749

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Wood Shingle Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	282,100		411,000	693,100
Total Card	0.152	282,100		411,000	693,100
Total Parcel	0.152	282,100		411,000	693,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.17 | /Parcel: 400.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

55308

GIS Ref

GIS Ref

Insp Date

10/09/18

!7108!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,100	0	6,600.	411,000	693,100	693,100	Year End Roll	12/18/2019
2019	101	FV	244,100	0	6,600.	381,600	625,700	625,700	Year End Roll	1/3/2019
2018	101	FV	186,700	0	6,600.	381,600	568,300	568,300	Year End Roll	12/20/2017
2017	101	FV	186,700	0	6,600.	334,600	521,300	521,300	Year End Roll	1/3/2017
2016	101	FV	186,700	0	6,600.	305,300	492,000	492,000	Year End	1/4/2016
2015	101	FV	190,600	0	6,600.	270,100	460,700	460,700	Year End Roll	12/11/2014
2014	101	FV	190,600	0	6,600.	255,400	446,000	446,000	Year End Roll	12/16/2013
2013	101	FV	190,600	0	6,600.	243,100	433,700	433,700		12/13/2012

PRINT

Date	Time
12/10/20	21:47:06

LAST REV

Date	Time
01/23/19	15:03:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES EILEEN P	70892-114		4/19/2018		847,000	No	No		
HUGHES EILEEN P	63597-68		5/12/2014	Convenience	1	No	No		
	13914-515		3/4/1980			No	No		N

USER DEFINED

Prior Id # 1:	55308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1032	Heat App	10,000					
7/21/2017	925	Inter Fi	35,681	C				
4/5/2017	367	Inter-De	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Meas/Inspect	163	PATRIOT
3/31/2001	Inspected	201	PATRIOT
11/8/2000	Hearing N/C	201	PATRIOT
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.89	12			Topo	-5					410,968						411,000	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,968 | Spl Credit | Total: 411,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	103108
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316292
Depreciation:	34160
Depreciated Total:	282133

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

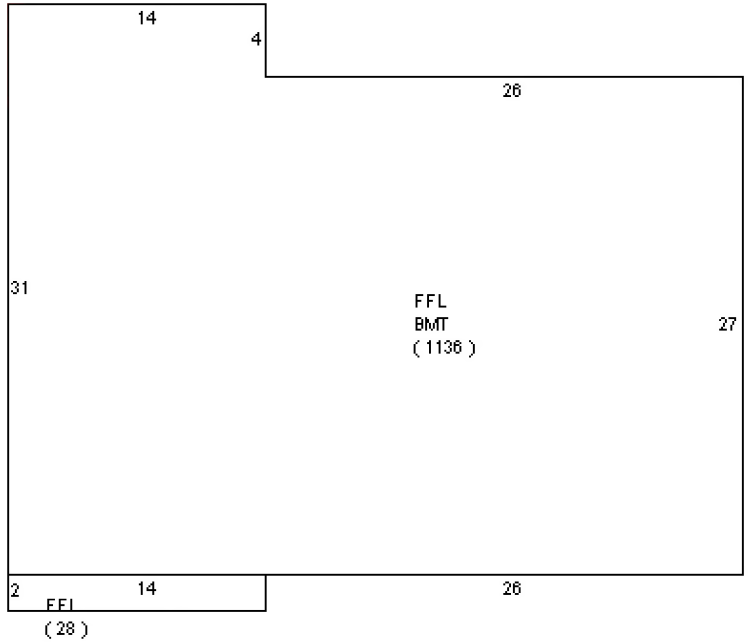
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	128.240	149,268
BMT	Basement	1,136	56.260	63,916
	Net Sketched Area:	2,300	Total:	213,184
Size Ad	1164	Gross Are	2300	FinArea 1732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

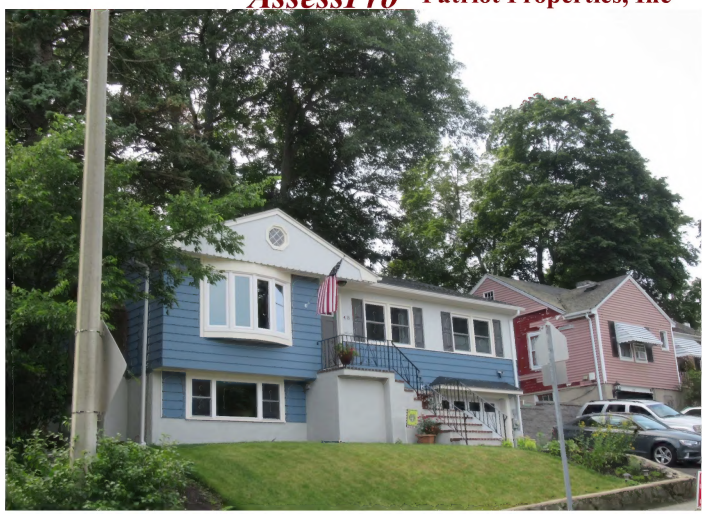
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	122.65
Final Total:	282100	Val/Su SzAd	242.35

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: